

from here,
sky is
closer than
the earth.

one of
kharadi's
tallest
high-rise,
gives
new height
to your
lifestyle.



2, 2.5 & 3 BHK Homes
@ Kharadi

Velstand is an architectural marvel created for the connoisseurs of fine living. Each and every luxurious apartment at Velstand is a representative of an unmatched style and class. Apartments at Velstand speak for themselves when it comes to the promised luxury and finesse and are complemented with all modern amenities. This first 22 storey high rise of Kharadi gives you ample light & air along with a perfect view from every window. Velstand is the ideal example of living in the prime locale of Kharadi surrounded by topmost malls, IT Parks, schools and other places you love to visit.



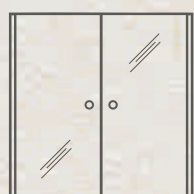
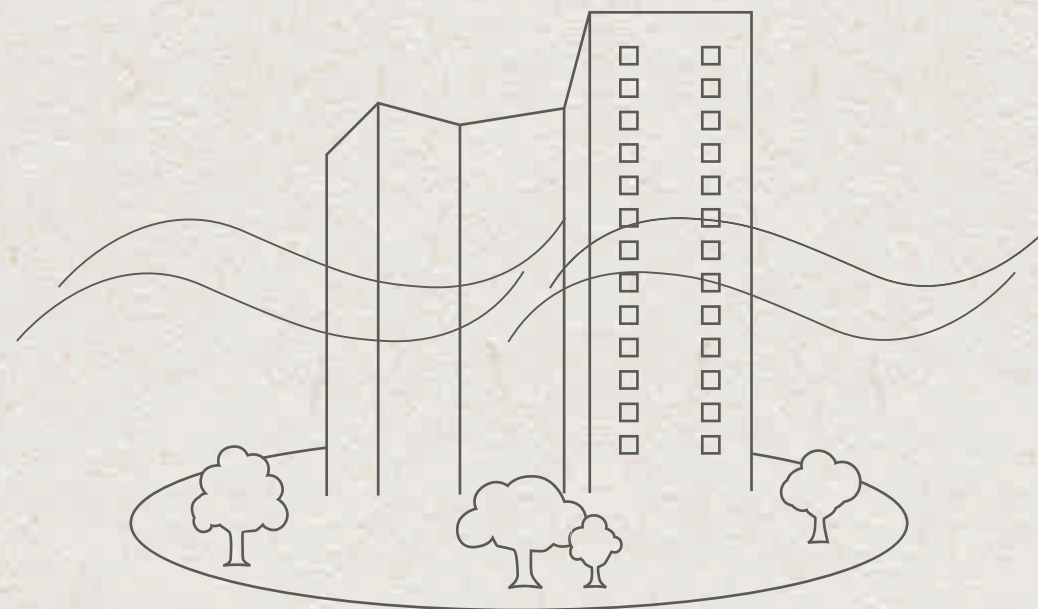


here,
ventilation
and
natural light
go
hand
in hand

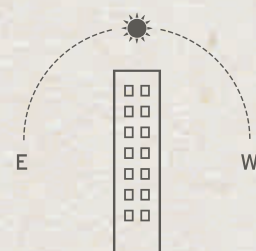


Good ventilation and day light regulates the body and soul. Natural light is the primary source of daytime illumination. Ideal ventilation gives healthy & comfortable conditions without the use of AC's and fans.

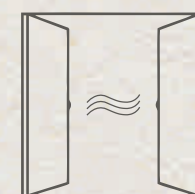
Keeping these architectural facts in the mind, the structure of Velstand allows proper sunlight from every direction. Also, the direction of flats arises from the different pressures created by wind around the building and openings being formed on the perimeter, which then permit flow through the building. Big windows and balcony welcome sunlight and fresh air with open arms.



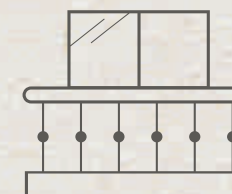
Larger Windows



Brighter Homes



Maximum Air Flow



Large Balcony

get noticed!

Aside from being the tallest tower of the vicinity, Velstand has many additional advantages.

- Excellent connectivity
- Spacious apartments
- Scenic surroundings



*Artistic rendition. Actual site may differ.

















cherish
the gift
of
abundant
time

Now you don't need to "make" time to spend with your loved ones. With all possible conveniences located just minutes from home, ideal location and plenty of modern amenities, at Velstand, you will always have ample time to spend with those you cherish.





*Artistic rendition. Actual site may differ.

							
Mini Theatre	Swimming Pool	landscape Garden	Wet garbage disposal	Electrical Sub Station	Arrival Plaza	Generator Backup	Internal Road
							
Club House	Play area	STP	Fire Fitting	Electrical room & Letter Box	CCTV	Cable TV	Street Light

Ultimate
comforts
for
effortless
lives



*Artistic rendition. Actual site may differ.

Structure

- RCC Framed structure.
- Anti-Termite treatment to Building.

Masonry & Plaster

- External & Internal walls 5' AAC block.

Doors

- Main door 45 mm (RK innovative door or equivalent), both side finished door shutter with plywood door jam with laminate.
- Internal door 35 mm both side finished door shutter with laminate
- Toilet door 35 mm both side finished door shutter with laminate

Windows

- 27 x 60 slim sliding series 2 track + 1 mosquito net (“GEETA” SERIES or equivalent)

Flooring

- SIMPOLO or equivalent make 800 x 800 vitrified tiles for entire flat
- Parking chequered Tile/Tremix.

Kitchen

- Granite platform with CARYSIL or equivalent matte finish stainless steel single Bowl.
- 2'x2' full vitrified body dado tile with matte finish
- Provision for washing machine.
- Plumbing & Electrical provision for water purifier.

Dry Balcony

- Double bowl CARYSIL or equivalent make matte finish stainless steel sink.
- Provision for plumbing & electrical for washing machine & 800 x 800 designer dado tiles for wall

Solar Water Heating

- Solar water heating system for Master bedroom toilet.

Toilet & Bath room

- 2' x 2' full body vitrified dado tile up to 8' height.
- Sanitary Fitting – DURAVIT or equivalent make for entire flat.
- C.P Fitting – Hot & Cold water wall mixer GROHE or equivalent make.
- Counter – WHB counter in all toilets with hot & cold basin mixer.

Electrical

- Modular electrical switches with concealed copper wiring with MCB
- Controls & generator backup for all lights & fan points except all power point.
- In terrace 1 electrical point for charger.

Plumbing

- Internal concealed CPVC plumbing line.

Water proofing

- Brick bat coba water proofing for toilet & terrace with IPS finish.

TV & Telephone

- TV and Telephone points in living & bedroom.
- Video door phone with intercom.

AC

- Electrical point in entire flat for split AC.

Grill

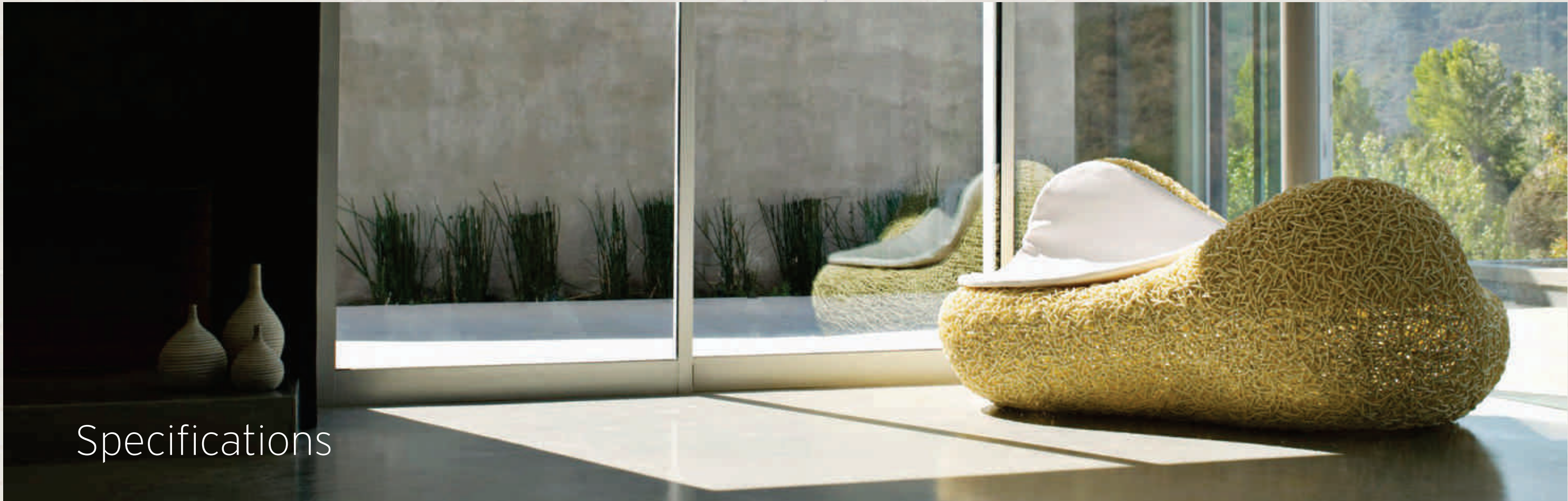
- Entire flat window grill inside the flat.

Painting

- Internal wall & ceiling oil bound distemper.
- Railing & Grill – oil paint.
- External walls – Texture with 2 coat acrylic paint.

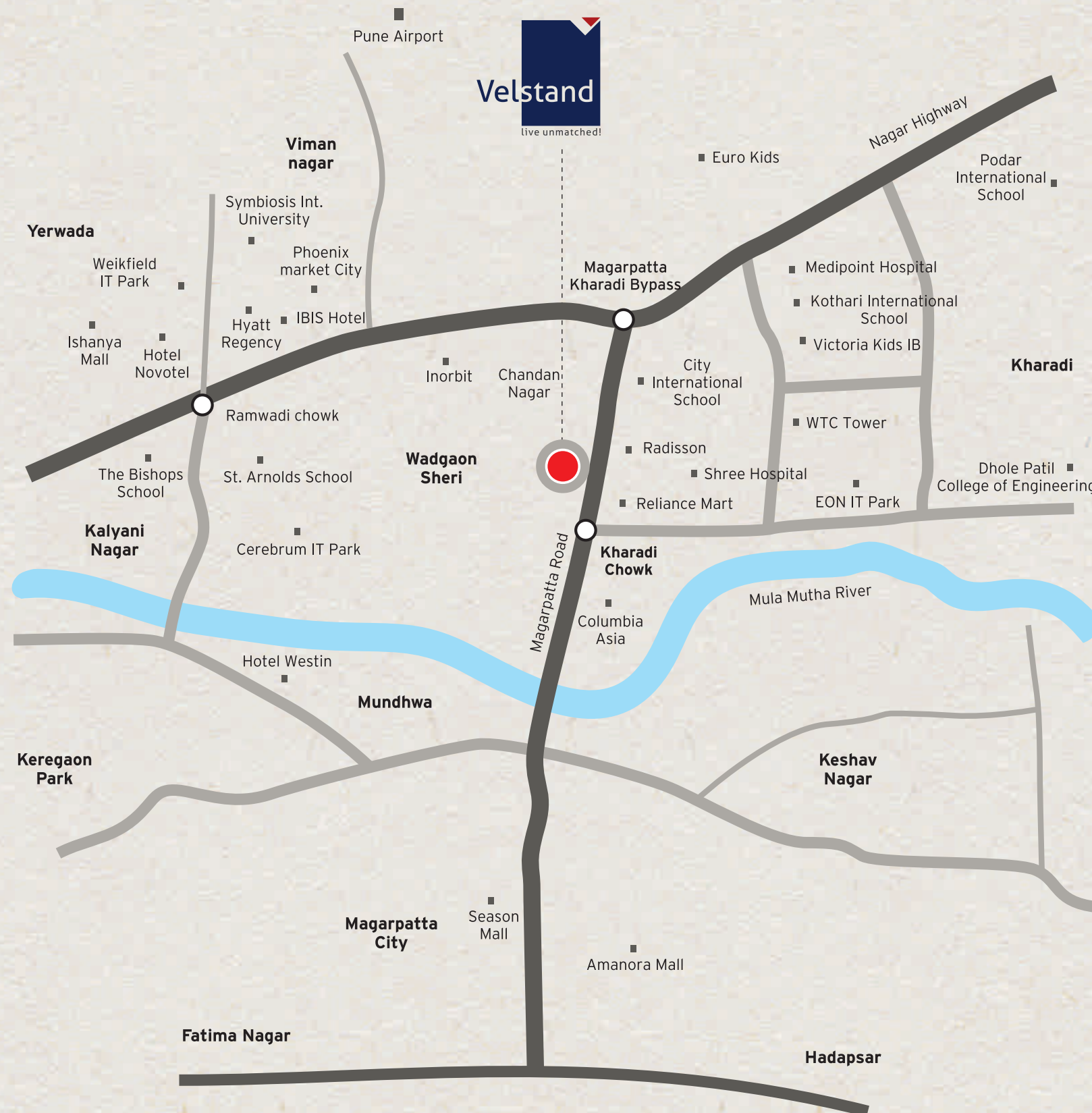
Lift

- Each building 3 lifts, 2 passenger & 1 stretcher with generator backup.



*Artistic rendition. Actual site may differ.

the
epitome
of
unmatched
convenience



Hotels:

Radisson: 0.6 km
Hotel Westin: 5.8 km
IBIS Hotel: 4.7 km
Hyatt Regency: 4.8 km
Novotel: 5.2 km



Offices:

EON IT Park: 2.6 km
WTC Tower: 2.2 km
Cerebrum IT Park: 5.6 km
Weikfield IT Park: 4.5 km
Giga Space IT Park: 4.6 km



Transport:

Airport: 7.2 km
Station: 10.7 km



Schools:

The Bishops School: 4.1 km
EuroKids: 120 m
Podar International School: 4.3 km
Dhole Patil College on Engineering: 3.5 km
Kothari International School: 2.7 km
Victoria Kids: 2.8 km



Malls:

Phoenix Market City: 3.9 km
Seasons Mall: 4.0 km
Amanora Mall: 4.3 km



Hospital:

Columbia Asia Hospital: 1.5 km
Shree Hospital: 1 km
Sahyadri Hospital: 6.6 km

2 BHK
cut section



*Artistic rendition. Actual site may differ.

2.5 BHK
cut section



*Artistic rendition. Actual site may differ.

3 BHK cut section



we
match
with
your
unmatched
expectations

"Small enough to listen - Big enough to deliver"

We at Royal Infra pledge to establish lasting relationships with our customers by maintaining timelines, attention to the details and service focused attitude.

A crystal image is a part of our reputation and we strive to deliver professionalism, integrity, honesty and transparency in all our works. We value that for you, the space you buy is not just a building but it is an emotion. And hence, we construct the quality you deserve and the dependability you can count on.

*Artistic rendition. Actual site may differ.



live unmatched!

A PROJECT BY



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